



DATE: September 18th, 2018

CASE: TA-08-18 – Front Setback Revision

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BACKGROUND

Currently, Article 7 in the Concord Development Ordinance requires a 20 foot front setback in Residential Compact (RC) and Residential Village (RV) zoning districts. The 20 foot setback requirement also corresponds with a 20 foot minimum driveway length. Code enforcement and the police department have had multiple issues in higher density neighborhoods with cars both blocking sidewalks, and being parked on the street which, can limit public safety access. The proposed amendment increases the standard front setback to 24 feet to require a greater separation between the garage and the right of way. The amendment also allows a developer to build a house at a 20 foot front setback, if they set the garage itself at 24 feet. This amendment incentivizes good design while reducing conflicts at the sidewalk and on the street.

TABLE 7.6.2 B.
SETBACKS

Zoning District	Min. Front Setback (feet)	PRINCIPAL STRUCTURES			ACCESSORY STRUCTURES	
		Max. Front Setback (feet)	Min. Interior Side Setback (feet) ²	Min. Rear Setback (feet)	Min. Interior Side Setback (feet)	Min. Rear Setback (feet)
AG	50	-	20 ²	30	10	10
RE	45	-	20 ²	30	5	5
RL	35	-	15 ²	30	5	5
RM-1	25	-	10 ²	25	5	5
RM-2	25	-	10 ²	25	5	5
RV	2024 ³	-	7 ²	5	5	5
RC	2024 ³	-	7 ²	5	5	5
R-CO ¹	8	-	3	5	5	5
O-I	10	-	-	-	-	-
B-1	10	-	10	20	10	10
CC	-	10	-	-	-	-
C-1	10	-	-	-	-	-
C-2	10	-	-	-	-	-
I-1	30	-	-	-	-	-
I-2	30	-	-	-	-	-

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(1) Minimum setbacks only applicable if not indicated on recorded final plat. See also Section 9.12.

(2) Minimum interior and street side principal structure setbacks may be reduced in new subdivisions in order to accommodate either rear or side-loaded garages or garages recessed at least four (4) feet behind the front plane of the main structure. The setback on one side may be reduced by one (1) for each one (1) foot that it is increased on the other side. See Section 7.7.4.C and Figure 7.7-2.

(3) Minimum front setbacks in the RC and RV Zoning Districts may be reduced by (4) feet in new subdivisions if the garage is recessed at least four feet behind the front plane of the main structure in order to increase on-site

parking and minimize pedestrian conflicts. This requirement applies to single family detached and townhouse developments only.

Figure 7.7-2 – Reduced Setback Allowance

